

BUDGET ENTITY	D3A ISSUE CODE	COLUMN NUMBERS	CODE	ERROR MESSAGE	PAGE
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THERE WERE 0 ERRORS DETECTED

	COL A03	COL A06	COL A07	COL A08	COL A09		
	AGY REQUEST	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN		
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19		
POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	CODES	
CHILDREN & FAMILIES						60000000	
ADMINISTRATION						60900000	
PGM: EXECUTIVE LEADERSHIP						60900100	
EXECUTIVE DIR/SUPPORT SVCS						60900101	
GOV OPERATIONS/SUPPORT						16	
ASST/SECRETARY/ADMIN						1602.60.02.00	
CAPITAL IMPROVEMENT PLAN						9900000	
MAINTENANCE AND REPAIR						990M000	
FIXED CAPITAL OUTLAY						080000	
HRS/CAP NEEDS/CEN MGD FACS						080751	
GENERAL REVENUE FUND	-STATE	2,304,053	29,515,224	5,484,953	4,729,782	7,736,561	1000 1

AGENCY NARRATIVE:

2014-2015 BUDGET YEAR NARRATIVE: HRS/CAP NEEDS/CEN MGD FACS IT COMPONENT? NO
 ISSUE TITLE: Maintenance and Repair

SPECIFY WHICH AGENCY GOAL FROM THE FISCAL YEARS 2014-2015 THROUGH 2018-2019 STRATEGIC PLAN IS ADDRESSED BY THIS BUDGET
 ISSUE PROPOSAL: Goal 4 - Steward effectively and efficiently.

SUMMARY:

The Department of Children and Families (DCF) requests \$2,304,053 in FY 2014-15 Fixed Capital Outlay to address code and safety violations in mission-critical state-owned buildings. This capital investment will benefit mental health institutions providing daytime client treatment and 24/7 client housing, as well as state-owned service centers and regional office buildings providing services to clients living in Florida's communities. The balance of the Department's five-year Capital Improvements Program (CIP) Plan, filed at Florida Fiscal Portal, further contemplates remediation of depleted building systems in DCF buildings.

PROBLEM STATEMENT:

Long-term occupancy of state-owned buildings to service clients or to treat and house clients, makes the state the responsible landlord accountable to taxpayers for unresolved life safety and environmental deficiencies.

WHAT BENEFITS WILL BE OBTAINED BY FUNDING THIS ISSUE:

Proactive capital planning and execution will minimize the negative impact that emergency repairs can have on program budgets.

WHAT UNDERLYING PROGRAM THEORY CHANGE IS INVOLVED IN THIS ISSUE (IF ANY):

The Department seeks to minimize negative program impacts through proactive capital planning and execution.

WHAT IMPLEMENTATION MECHANISMS WILL BE CHANGED AS A RESULT OF THIS ISSUE (IF ANY):

Capital projects will be centrally managed to minimize negative impacts on departmental programs.

FLORIDA STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT:

27. Create and sustain vibrant, safe, and healthy communities that attract workers, residents, businesses, and visitors.

COL A03		COL A06		COL A07		COL A08		COL A09		CODES
AGY REQUEST FY 2014-15 POS	AMOUNT	AG FCO PLAN FY 2015-16 POS	AMOUNT	AG FCO PLAN FY 2016-17 POS	AMOUNT	AG FCO PLAN FY 2017-18 POS	AMOUNT	AG FCO PLAN FY 2018-19 POS	AMOUNT	
CHILDREN & FAMILIES										60000000
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GOV OPERATIONS/SUPPORT										16
ASST/SECRETARY/ADMIN										<u>1602.60.02.00</u>
CAPITAL IMPROVEMENT PLAN										9900000
MAINTENANCE AND REPAIR										990M000

RETURN ON INVESTMENT:

This request for FY 2013-14 fixed capital outlay (\$2,304,053) amounts to an \$0.80-per-square-foot investment in DCF's state-owned building space. By contrast, the Department pays \$18.25 per square foot, on average, each year to private providers for commercial leased space. No other state agency leases more building space (1.74 million square feet) or pays out more for leased space (\$31.75 million annually) than does DCF. Further benefit to taxpayers may yet result from recognizing future opportunities to use renovated state-owned space to offset the Department's considerable leased-space requirement.

COST CALCULATIONS:

- 1) \$2,304,053 / 2,875,000 sq.ft. = \$0.80 per square foot one-time investment in state-owned buildings
- 2) \$31,750,000 / 1,740,000 sq.ft. = \$18.25 per square foot per annum (average) for commercial leases
- 3) \$0.80 / \$18.25 = 4.4% (public/private parity investment rate)

If an average private provider reinvested in capital renewal at the rate of \$0.80-per-square-foot, this would require only 4.4% of the private provider's total annual rental income.

Projects included in this request are documented in the Department's five-year Capital Improvements Program (CIP) Plan filed at Florida Fiscal Portal. Summarized by Project Type:

	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
CODE/LICENSURE- LIFE SAFETY (LS)	1,205,292	5,099,472	1,091,456	1,021,847	3,919,560
CODE/LICENSURE- HANDICAPPED (LH)	719,867	676,491	694,491	200,000	1,150,430
CODE/LICENSURE- ENVIRONMENTAL (LE)	302,894	238,883	0	0	0
BUILDING SYSTEMS (BS)	76,000	17,950,597	3,104,472	2,633,097	2,047,080
CAMPUS SYSTEMS (CS)	0	580,010	378,883	874,838	619,491
UTILITY SYSTEMS (US)	0	4,319,424	215,651	0	0
SPECIAL SYSTEMS (SS)	0	254,000	0	0	0
NEW SPACE CONSTRUCTION (NS)	0	396,347	0	0	0
TOTAL FCO REQUEST	2,304,053	29,515,224	5,484,953	4,729,782	7,736,561

Summarized by Facility Type:

MENTAL HEALTH TREATMENT FACILITIES	2,146,053	20,961,521	5,253,670	4,501,282	7,310,061
STATE-OWNED REGIONAL FACILITIES	158,000	8,553,703	231,283	228,500	426,500
TOTAL FCO REQUEST	2,304,053	29,515,224	5,484,953	4,729,782	7,736,561
